

GERALD C. TIPPER and ELIZABETH A. TIPPER

27-32

of Smithfield, Somerset County, State of Maine
(being ~~un~~married) for consideration paid,

grant to LEROY H. STINNEFORD of Bingham, Somerset County, State of
Maine and ELAINE M. BERNIER of Benton, Kennebec County, State of Maine

with

warranty covenants, as joint tenants, the land in Waterville, Kennebec
County, State of Maine, described as follows:

TRANSFER
TAX
PAID

007974

Lot #1 as depicted on Plan entitled "West Ridge, A Proposed
Subdivision for Gerald C. and Elizabeth A. Tipper on West River
Road" surveyed by Northeast Land Surveys, Inc., dated April 19,
1989, and recorded in Kennebec County Registry of Deeds, File No.
D-89132, and to which Plan reference is made for a more particular
description of the premises herein conveyed.

Excepting and reserving an easement across Lot #1 for sewerage
lines to serve Lot #2, the location of such easement being more
particularly described as follows, to wit: beginning at a point on
the westerly line of Lot #1, said point being S 26° 0' E a distance
of 201.9 feet from a steel pin marking the northwest corner of said
Lot #1; thence N 64° 40' E a distance of 101.3 feet to a point on
the westerly line of Lot #2; thence S 26° 01' E a distance of 30
feet to a point; thence S 64° 40' a distance of 101.3 feet to a
point on the westerly line of Lot #1; thence N 26° 0' E a distance
of 30 feet to the point of beginning.

Also conveying to the grantees, their heirs and assigns the right
to have any sewer lines servicing Lot #1 tie into the manhole to
be located approximately where the above-described sewerage
easement intersects with the property lines between Lots #1 and
#2. Installation and costs of installation of the manhole shall
be the responsibility of the owner of Lot 2; however, costs for
maintaining the said manhole and the common sewer line
from said manhole to the City's manhole shall be shared equally
between the owners of Lots #1 and #2.

This conveyance is expressly subject to the restriction that not
more than one single family residence, exclusive of outbuildings,
shall be allowed on the above-described lot. This restriction shall
run with the land and relate to all of the lots as depicted on the
above-referred to subdivision plan.

Being a portion of the premises conveyed to the within grantors by
deed of the City of Waterville, recorded September 26, 1986, and
recorded in the Kennebec Registry of Deeds, Book 3029, Page 186.

Gerald C. Tipper and Elizabeth A. Tipper, husband and wife,
release all rights in the premises being conveyed.

wife of said grantor

~~joint and several rights by descent and all other rights~~

Witness our hands and seals this

day of 27 April, 19 90

Gerald C. Tipper *Elizabeth A. Tipper*
Gerald C. Tipper
Elizabeth A. Tipper

The State of Maine

Somerset

ss.

April 27,

1990

Then personally appeared the above named Gerald C. Tipper

and acknowledged the foregoing instrument to be his free act and deed,

Before me, *Gloria A. Thibault*
Notary Public

Printed Name: Gloria A. Thibault